

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

GREENVILLE CO. S. C.

FEB 11 2 29 PM 1953

DOLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:



That We, C. B. Hembree and Clara M. Hembree

in the State aforesaid, in consideration of the sum of Sixty-Seven Hundred and Forty-Eight and No/100 ----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said W. T. SIMS AND KATHLEEN SIMS, their heirs and assigns forever,

ALL that piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, near the Town of Mauldin and having, according to a plat made by W. J. Riddle, Surveyor, 33.74 acres, more or less; said Plat having been made June 1945 and revised January 3, 1946 and also being shown in the County Block Book at M6-1-3EE and having the following metes and bounds:

BEGINNING at a point in center of culvert in Road leading from the Southwest side of Laurens Road by the First Baptist Church of Mauldin; said point also being at corner of land of First Baptist Church of Mauldin and running thence with branch, South 60-45 East 465 feet to a stake; thence continuing with said branch South 40-45 East 127.7 feet to a black gum; thence South 9-00 East 487.5 feet to a stake in branch; thence continuing with the branch, South 49-00 East 169.5 feet to a point; thence still with the branch, South 10-00 East 357 feet to an Ash tree at corner of property of Ben Thomason; thence still with the branch and property line of Ben Thomason, South 12-15 East 607.2 feet to an Ash tree in branch; thence leaving branch and running South 48-00 West 198 feet to a pin in another branch; thence up said branch following the center thereof, North 45-45 West 240 feet; thence continuing with the branch, North 60-30 West 456 feet to a point; thence still with the branch North 56-00 West 620 feet to a Poplar on the North side of branch; thence North 53-00 West 254 feet to an iron pin at corner of property now or formerly of Stanley Batson; thence along line of other property of Stanley Batson, North 81-10 East 585 feet to an iron pin; thence North 19-20 West 230 feet to an iron pin; thence North 50-40 East 340 feet to an iron pin; thence still with the line of other property of Stanley Batson, North 31-30 West 408.6 feet to an iron pin South of the Road leading from the Southwest side of Laurens Road past the First Baptist Church of Mauldin; thence running to and with said road, North 44-10 East 334 to the beginning corner. See Plat Book DD Page 37

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise, incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 4th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Geraldine Welch

C. B. Hembree (Seal) Clara M. Hembree (Seal)

Hubert E. Nolin



State of South Carolina, Greenville County

Personally appeared before me Geraldine Welch

and made oath that he saw the within named grantor(s) C. B. Hembree and Clara M. Hembree sign, seal and as their act and deed deliver the within written deed, and that he, with Hubert E. Nolin witnessed the execution thereof.

Sworn to before me this 4th day of February, A. D. 1953. Hubert E. Nolin (Seal) Notary Public for South Carolina

Geraldine Welch

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

i, Hubert E. Nolin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Clara M. Hembree wife of the within named C. B. Hembree did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto W. T. Sims and Kathleen Sims, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of February, A. D. 1953. Hubert E. Nolin (Seal) Notary Public for South Carolina

Clara M. Hembree

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 11th day of February 1953, at 2:29 P. M., No. 3293 M6-1-3EE